

**Los Angeles County Municipal Storm Water
Permit (Order 01-182)
Individual Annual Report**

City of Pico Rivera

ATTACHMENT IV

ENVIRONMENTAL CHECKLIST

PROPOSED 4,575 SQUARE FOOT AUTOMOBILE TIRE INSTALLATION, SERVICE AND REPAIR FACILITY AT 9209 TELEGRAPH ROAD IN C-G (GENERAL COMMERCIAL) ZONED DISTRICT

PROJECT INFORMATION

1. **Project Title:** Conditional Use Permit No. 628
2. **Lead Agency Name and Address:** City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660
3. **Contact Persons and Phone Numbers:** **David Hertzog**
Community Development Director
Community Development Department
(562) 801-4332
4. **Project Location:** The subject site is addressed 9209 Telegraph Road and is located along the south side of Telegraph Road. The parcel is rectangular shaped and is comprised of 20,608 (.47 acres) square feet of land area. The site has direct access via two drive approaches along Serapis Avenue and Telegraph Road which is a publicly dedicated major roadway (**Refer to Attachment "A"**).
5. **Project Sponsor's Name and Address:** Alfred T. Ganzon
8835 Seranata Drive
Whittier, CA 90603
6. **General Plan Designation:** Commercial
7. **Zoning:** C-G
8. **Description of Project:** The proposed project involves the submittal of a Conditional Use Permit application for the demolition of an existing automobile repair and service building in order to construct a 4,575 square foot automobile tire sales, installation and repair facility on an irregular shaped lot totaling .47 (20,608) acres. The project site consists of three contiguous lots held together as a single parcel through a recorded covenant and agreement. The site is presently developed with an unoccupied automobile repair facility that was significantly fire damaged in 2003. Since then the building has been vacant and the property secured with a perimeter fence.

The building is situated along the rear one-third area of the lot and abuts the side property line to the east and maintains a 30 feet rear setback along the northerly property line. The building is setback a greater distance than required per the City's development standards to minimize potential noise impacts. A minimum six (6) foot high solid grout block wall is proposed along the rear (northerly) property line to separate the project from the residential uses across the public alley. The building will include bay doors along the front and rear building elevations to provide through ventilation.

The subject site has four existing drive approaches of which two driveway aprons will be replaced with new curb, gutter and sidewalk. The two remaining driveways will provide accessed along the

southerly and westerly property lines adjacent to Telegraph Road and Serapis Avenue, respectively. A total of 7 parking spaces are required per the Zoning Ordinance and striped on the site facing Telegraph Road.

The building elevations will complement other building architectural features within the area in that the construction material includes a combination of concrete masonry and split-faced block with a stucco finish. A preformed metal ribbed canopy will accent the top portion of the front elevation facing Telegraph Road. The project includes similar architectural features to maintain consistency and design flow.

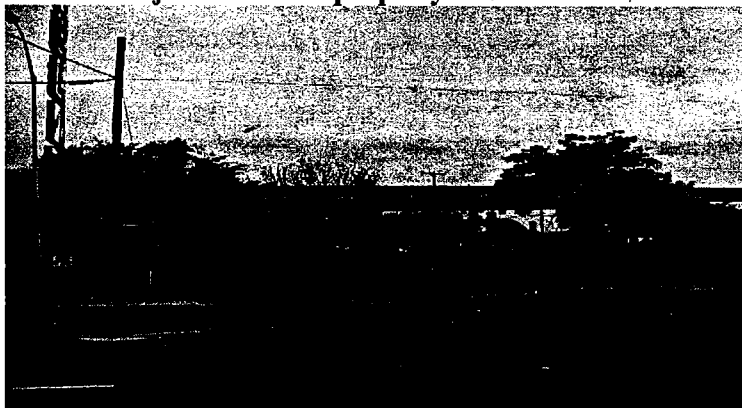
9. Surrounding Land Uses and Setting:

The subject site is presently developed with an unoccupied automobile repair and service building situated along the northerly rear one-third of the lot. The project site is bounded by commercial to the east, west across Serapis Avenue and south across Telegraph Road, and residential to the north across a public alley.

Looking northeast at subject site from Telegraph Road



View of subject site south property line



Looking west across Serapis Avenue from subject site



Looking northwest Serapis Avenue from subject site



10. Other Public Agencies Whose Approval Is Required: (E.G., PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT)

- ☐ Los Angeles County Department of Fire, City of Pico Rivera Community Development Department, Los Angeles County Department of Public Works, City of Pico Rivera Public Works Department.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

	Aesthetics		Agricultural Resources	X	Air Quality
	Biological Resources		Cultural Resources	X	Geology/Soils
	Hazards & Hazardous Materials	X	Hydrology/Water Quality		Land Use/Planning
	Mineral Resources	X	Noise		Population and Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Services System	X	Mandatory Findings of Significance		

C. DETERMINATION:

(TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:


I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared. X

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature 
 DAVID D. HERTZLING
 Printed Name

Date 6/11/04

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact

I. AESTHETICS. Would the project:

- | | | | | |
|--|--|---|--|---|
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | X | | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | X | | |

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--|--|--|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | | X |

Issues:	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

III. AIR QUALITY—Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

- | | |
|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | X |
| b) Violate any air quality standard or contribute substantially to an existing projected air quality violation? | X |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | X |
| d) Expose sensitive receptors to substantial pollutant concentrations? | X |
| e) Create objectionable odors affecting a substantial number of people? | X |

IV. BIOLOGICAL RESOURCES—Would the project:

- | | |
|--|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | X |

Issues:	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

V. CULTURAL RESOURCES—Would the project:

- | | |
|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | X |
| c) Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature? | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | X |

VI. GEOLOGY AND SOILS—Would the project:

- | | |
|--|--|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | |
|--|--|

Issues:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
i)	Rupture of a known earthquake fault, as delineated on the most recent Aquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area of based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X		
ii)	Strong seismic ground shaking?		X		
iii)	Seismic-related ground failure, including Liquefaction?		X		
iv)	Landslides?				X
b)	Result in substantial soil erosion or the loss of topsoil?				X
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

VII. HAZARDS AND HAZARDOUS MATERIALS—

Would the project:

- | | | |
|----|--|---|
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | X |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | X |

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

VIII. HYDROLOGY AND WATER QUALITY—

Would the project:

- | | |
|---|---|
| a) Violate any water quality standards or waste discharge requirements? | X |
|---|---|

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of re-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Issues:	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

IX. LAND USE AND PLANNING—Would the project:

- | | | | | |
|--|--|--|--|---|
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |

X. MINERAL RESOURCES. Would the project:

- | | | | | |
|--|--|--|--|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| b) Results in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |

XI. NOISE. Would the project result in:

- | | | | | |
|---|--|---|--|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | | X |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | X | | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | X | | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | X | | |

Issues:	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or work-ing in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

XII. POPULATION. Would the project:

- | | |
|--|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure? | X |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | X |

XIII. PUBLIC SERVICES.

- | | |
|---|---|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | X |
| Fire protection? | X |
| Police protection? : | X |
| Schools? | X |
| Parks? | X |
| Other public facilities? | X |

Issues:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. RECREATION.

- | | |
|--|---|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur to be accelerated? | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | X |

XV. TRANSPORTATION/TRAFFIC. Would the project:

- | | |
|--|---|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | X |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | X |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | X |
| e) Result in inadequate emergency access? | X |
| f) Result in inadequate parking capacity? | X |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | X |

Issues:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | |
|---|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | X |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | X |

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- | | |
|---|---|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | X |
|---|---|

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

DISCUSSION OF ENVIRONMENTAL CHECKLIST

PROPOSED 4,575 SQUARE FOOT AUTOMOBILE, SERVICE AND REPAIR FACILITY AT 9209 TELEGRAPH ROAD IN THE C-G (GENERAL COMMERCIAL) ZONED DISTRICT

I. AESTHETICS

- a. **Have a substantial adverse effect on a scenic vista?** No Impact

Sources: 1, 2

Comments: The project area is not within a designated scenic vista. The project area is located within an urbanized setting surrounded by single-family residential development to the north, commercial development to the west across Serapis Avenue, to the south across Telegraph Road and to the east. The site proposed for development consists of three contiguous lots totaling .47 acres of land. The project involves the construction of a 4,575 square foot automobile tire installation, service and repair facility.

Mitigation: No mitigation is required.

Monitoring: None required.

- b. **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway?** No Impact.

Sources: 1,2

Comments: Telegraph Road and Serapis Avenue are designated as a Major and Collector Roadways, respectively as indicated in the City of Pico Rivera General Plan. The arterials are not designated as scenic highways nor have historical value. In addition, no historic structures were recorded within the area.

Mitigation: No mitigation is required.

Monitoring: None required.

- c. **Substantially degrade the existing visual character or quality of the site and its surroundings?** Potentially Significant Unless Mitigation Incorporated.

Sources: 1,2

Comments: The property consists of three contiguous lots developed with a 4,575 square foot fire damaged automobile repair and service building. The site will be cleared of all structures in order to construct a 4,575 square foot automobile tire sales installation, repair and service facility with 8 bay doors along the front (south) elevation and 6 bay doors at the rear (north) elevation. The proposed demolition of existing structures and construction of an automobile tire installation, repair and service facility will not degrade the visual character or quality of the site and surroundings. The building's overall height of 20 feet is consistent with the height of residential buildings to the rear of the subject site and therefore will not impact the visual character of the surrounding uses. However, there are several mature trees located on the property that if remove may degrade the visual character of the site. The mature Queen

Palms, Pine trees and bougainvillea serve as additional screening from the public right of way and buffer from the residential development to the north of the subject site. These trees and shrubs shall become part of the project and included in the new landscaped theme.

Mitigation: The existing Queen Palms and other trees on-site with the bougainvillea shrubs shall remain and included as part of the overall landscaped theme. The trees and shrubs shall be pruned and trimmed as necessary to ensure proper growth.

Monitoring: The City of Pico Rivera Community Development Department during plan check and final on-site inspection.

- d. **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?** Potentially Significant Unless Mitigation Incorporated.

Sources: 1,2

Comments: Development of the site will create new sources of light and glare, however, the recommended conditions on the project will include requirements that all lighting shall have sharp, cut-off shielding to prevent any glare from above the bottom of the fixture. This will serve to focus the lighting on the ground and minimize any light and glare into the sky or on adjacent streets, properties and alley. The applicant shall submit a lighting plan by a licensed electrical contractor and a light fixture brochure identifying location and type of exterior fixtures.

Mitigation: Requirements on all lighting fixtures for sharp, cut-off shielding to prevent any glare from fixture.

Monitoring: Prior to issuance of a building permit, the applicant shall submit a lighting and illuminaire plan depicting light shields and maximum glare distance to the Community Development Department for review and approval. The Community Development Department will review all lighting as part of construction plan review to ensure that all lighting incorporates sharp, cut-off shielding.

Mitigation: In order to conserve energy and minimize exterior lighting, the applicant shall utilize exterior low energy efficient lighting. The business shall reduce exterior lighting during non-business hours except as necessary for the health and safety of the public, employees or property.

Monitoring: The City of Pico Rivera Community Development Department shall monitor the use of excessive exterior lighting and fixtures that cast light and glare beyond the subject property.

II. AGRICULTURAL RESOURCES

- a. - c. **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Conflict with existing zoning for agricultural use, or a Williamson Act contract? Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?** No Impact.

Sources: 1, 2

Comments: No properties within the area is designated farmland, or for agricultural use. The property is not used for agriculture. The site is located in an urbanized environment with land use development on all sides. The project site consists of three contiguous lots totaling .47 acres in size and is presently developed with an unoccupied fire damaged automobile repair building. The site will be cleared of all structures in order to construct a new automobile repair and service facility. But no agriculture exists on the site or within the area.

Mitigation: No mitigation is required.

Monitoring: None required.

III. AIR QUALITY

- a. **Conflict with or obstruct implementation of the applicable air quality plan? Potentially Significant Unless Mitigation Incorporated.**

Sources: 1,2,5

The impacts of the proposed project, while generally beneath emission thresholds, may be cumulatively significant when in combination with other land uses which is less than significant in impact. Since the entire Southern California Region is located in a non-attainment basin the following mitigation measures are required to reduce mobile source emissions:

Short termed construction mitigation - Stationary Source Air Quality Impacts (Point and Mobile Sources): Using forecast SCAQMD ambient air quality standards, it is not anticipated that the size and type of project, based upon energy consumption alone, will result in a CO hotspot. However, the impacts of the project on mobile source emissions may result in potentially significant cumulative air quality impacts. In order to reduce air emission impacts, the following mitigation measures are recommended by the SCAQMD:

Mitigation: Construction Emissions:

- 1) Combustible fuels comply with the gaseous fuel sulfur content limits of SCAQMD Rule 431.1.
- 2) Equipment complies with emission limits, permitting requirements and emission standards set forth by equipment type in source specific requirements of SCAQMD Regulation.
- 3) Grading and construction practices comply with requirements for Fugitive Dust control set forth in SCAQMD Rule 403.

Monitoring: Monitoring of equipment and fuel formulation requirements is part of the regulatory and permit process of the SCAQMD. Monitoring of general air quality and assessment of air quality compliance are conducted on an ongoing basis by the SCAQMD. Transportation measures which have the potential to reduce air quality impacts are incorporated in Trip Reduction Plans for which commercial employers can receive credit from the SCAQMD. Inspection of construction methods and dust control measures is part of the City permitting process.

- b. **Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Potentially Significant Unless Mitigation Incorporated.**

Sources: 5

Comments: The project site is located in the South Coast Air Basin which is in the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD CEQA Air Quality Handbook provides screening tables for determining significance. The guidelines and screening tables contained in the Handbook were utilized in determining the significance of the proposed project. Screening thresholds are provided for both construction and operational phases of the project.

Short-termed construction activities would result in short-termed air pollution impacts. Construction operations are responsible for the emissions of CO (Carbon Oxide), NO₂ (Nitrogen Dioxide), SO₂ (Sulfur Dioxide), ROC (Reactive Organic Compounds) PM₁₀ (Particulate Matters). These emissions are largely generated from demolition of existing structures, grading and construction equipment emissions. Exhaust emissions from construction activities also include those associated with the transport of workers, machinery and supplies to the site. The amount of emissions generated is related to the level of significance. The construction-screening thresholds are identified in the CEQA Air Quality Handbook. These issues are identified as short-termed construction impacts which can be lessened to a level less than significant with the incorporation of mitigation measures.

Mitigation: The project shall comply with SCAQMD's Fugitive Dust Rule 403. Rule 403 requires implementation of extensive fugitive dust control measures such as watering on-site.

Mitigation: The applicant shall maintain the public right-of-way and on-site property in a wet down condition to the degree necessary to prevent dust emissions and periodically remove any spillage from the public right-of-way by sweeping or sprinkling.

Mitigation: The applicant shall ensure trucks importing or exporting soil material and/or debris be covered and sprinkled before entering any public street.

Mitigation: The applicant shall ensure that all trucks and construction equipment are kept in proper operating condition and allow trucks and construction equipment to be stored overnight on-site in a secured area in order to minimize truck trips.

Mitigation: All grading shall be suspended when wind speed (including instantaneous gusts) exceeds 25 miles per hour.

Monitoring: Construction practices and schedules are managed by on-site contractors. Transportation measures are required and inspected by City of Pico Rivera Public Works staff. Staff must continue to monitor the policies set forth in the Congestion management Plan.

- c. **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Potentially Significant Unless Mitigation Incorporated.**

Sources: 5

Comments: Since the region is currently not in attainment of Federal air quality standards, emissions from the proposed project during the construction phase may be cumulatively significant, but will be reduced to less than significant through the implementation of mitigation measures in accordance with required SCAQMD permits and regulations.

Mitigation: Reduction of CO emissions as a result of compliance with permit requirements of the SCAQMD. Emissions will be reduced to the degree possible through standard means of construction, operations and maintenance control.

Monitoring: None required beyond standard SCQAMD monitoring practices of air quality and permit compliance.

- d. **Expose sensitive receptors to substantial pollutant concentrations?** Potentially Significant Unless Mitigation is Incorporated.

Sources: 5

Comments: The project site is located in proximity to sensitive receptors located across the public alley to the north of the subject site where dust and odors associated with the project from use of grinders and sander can create concentrated pollutants. However, if all equipment associated with the demolition of structures and construction activity will be conducted in a manner described herein such as proper ventilation and filtering will minimize fugitive dust and control odors and therefore, the concentration levels will be less than significant.

Mitigation: All work activity associated with the demolition of the fire damaged building and construction of the 4,575 square foot new automobile tire installation and repair facility are to be conducted in a manner as described in the Air Quality section including the use of proper ventilation and filtering controls shall be installed in order to control dust and odors.

Monitoring: Prior to issuance of a building permit, working drawings shall describe the type of equipment to be installed to control dust and odors associated with the project. The Community Development Department shall monitor the permit process.

- e. **Create objectionable odors affecting a substantial number of people?** Potentially Significant Unless Mitigation is Incorporated.

Sources: 5

Comments: The project site is located in proximity to sensitive receptors across the public alley to the north of the subject site where dust and odors associated with the project from use of construction equipment can create concentrated pollutants. However, if all equipment associated with the project during construction phase activity will be conducted in a manner described in this section, with proper ventilation, filtering and installation of a perimeter fence with screen mesh will minimize fugitive dust and control odors and therefore, the concentration levels will be less than significant.

Mitigation: Same as mitigation measures in Section III, Air Quality.

Monitoring: Same as the monitoring plan in Section III, Air Quality.

IV. BIOLOGICAL RESOURCES

- a. & b. **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?** No Impact.

Sources: 1,2

Comments: The project involves the clearing of all structures on-site in order to construct a 4,575 square foot automobile tire installation and service and repair facility. The property is presently developed with one unoccupied fire damaged automobile repair and maintenance building and the entire surface is layered with asphaltic concrete. The project will not substantially disrupt any natural or biological habitats. The project is not anticipated on degrading or adversely impacting biological resources. The property and surrounding areas are not located near any environmentally sensitive habitats.

Mitigation: No mitigation is required.

Monitoring: None required.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.**

Sources: 1,2

Comments: There are no wetlands identified on the project site. The site is located in an urbanized community with land use development on all sides. The project site consists of a parcel totaling .47 acres in size. The site will be developed with an automobile tire sales installation, repair and service facility totaling 4,575 square feet in area. The project site is surrounded by fully developed properties. No wetland areas exist on the site or within the area. The project will not adversely effecting federally protected wetlands.

Mitigation: No mitigation is required.

Monitoring: None required.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? No Impact.**

Sources: 1,2

Comments: The project involves the clearing of all structures on-site in order to construct a 4,575 square foot automobile tire installation and service and repair facility. The property is presently developed with an unoccupied fire damaged automobile repair building. The property is surfaced with asphaltic concrete and over grown vegetation, trees and shrubs. The project will integrate decorative elevations and screenwalls with substantial landscaping to further enhance the project and minimize the public view of any on-site land use activities. The project is not anticipated on interfering with the movement of native resident or migratory fish.

Mitigation: No mitigation is required.

Monitoring: None required.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?** No Impact.

Sources: 1,2

Comments: The City does not have any local ordinances or policies for protection of biological resources.

Mitigation: No mitigation is required.

Monitoring: None required.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?** No Impact.

Sources: 1,2

Comments: The project area is not within an area covered by an adopted conservation plan.

Mitigation: No mitigation is required.

Monitoring: None required.

V. CULTURAL RESOURCES

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?** No Impact.

Sources: 1, 2

Comments: There are no historical resources identified within the project area.

Mitigation: No mitigation required.

Monitoring: None required.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?** No Impact.

Sources: 1, 2

Comments: There are no known or anticipated archaeological resources within the project area.

Mitigation: No mitigation required.

Monitoring: None required.

- c) **Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature?** No Impact.

Sources: 1, 2

Comments: The project site is not located within an area with a potential for paleontological resources. And there are no unique geological features within the project area.

Mitigation: No mitigation is required.

Monitoring: None required.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**
No impact.

Sources: 1, 2

Comments: There are no known or anticipated human remains including those interred outside of formal cemeteries within the project area.

Mitigation: No mitigation is required.

Monitoring: None required.

VI. GEOLOGY AND SOILS

- a. **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? Potentially Significant Unless Mitigation Incorporated.**

Sources: 1, 2, 4

Comments: According to the United States Geologic Survey, three earthquake faults are located on the outskirts or in the City of Pico Rivera. These faults include the Rio Hondo Fault, Pico Fault and the Whittier Fault. Of these faults, the Whittier Fault located north of the City boundaries produced an earthquake which caused serious damage in 1987. The nearest fault to the project site is Pico Fault which is located just north of the project site boundary line. An earthquake of certain magnitude could break up to the surface and release stored stress. However, adhering to certain building standards could reduce the risk of injury.

Mitigation: The applicant shall comply with the 2001 California Building Code edition for designing and constructing the building which meets the earthquake preparedness requirements and seismic evaluation shall be required as part of the soils investigation and report.

Monitoring: City of Pico Rivera Building Division during final design, plan check and construction stages.

- ii) **Strong seismic ground shaking? Potentially Significant Unless Mitigation Incorporated.**

Sources: 1, 2, 4

Comments: According to the City of Pico Rivera's General Plan Environmental Hazards Element, the City of Pico Rivera is located in a seismically active region with several faults in the vicinity and major faults capable of producing major earthquakes. Other fault zones within the area include the Newport-Inglewood Fault Zone which is located approximately nine miles southwest of the City of Pico Rivera. An earthquake rupture caused by this fault zone could produce seismic activity of a magnitude which could damage older buildings.

Mitigation: The building shall be designed in accordance with 2001 California Building Code edition and seismic evaluation shall be required as part of soils investigation and report. In addition, the site will require compaction and grading certification.

Monitoring: City of Pico Rivera Building and Engineering Divisions during design and construction stages.

iii) Seismic-related ground failure, including Liquefaction? Potentially Significant Unless Mitigation Incorporated.

Sources: 1,2,4

Comments: The potential for liquefaction could be a problem of under conditions of saturation. According to the State of California Department of Conservation, Seismic Hazard Zones Map released in 1998.

Mitigation: Buildings will be designed in accordance with 2001 California Building Code edition and seismic evaluation shall be required as part of soils investigations and reviewed by the Engineering Division. Submit a Geotechnical report prepared by a Certified Engineering Geologist or a Civil Engineer practicing within the area which identifies seismic hazards and recommends mitigation measures to reduce the risk of seismic hazards to acceptable levels. The subject property is localized in a liquefaction area. These area where historic occurrence of liquefaction, or local geological geotechnical and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public resources Code Section 2693(c) would be required. Grading of the site in accordance with standard soil engineering practice and current code specifications shall provide additional mitigating measures with respect to any liquefaction. Apply measures that are consistent with established practices at the local level and that will reduce seismic risks to acceptable levels.

Monitoring: City of Pico Rivera Building and Engineering Divisions during design and construction stages.

iv) Landslides? No Impact

Sources: 1,2,4

Comments: The subject site is relatively flat in topography and is absent of slope and land saturation, and therefore risk of landslides is not a potential problem. The site is presently developed with an automobile repair building and the remainder portion of the site is covered with asphaltic concrete.

Mitigation Measures: No mitigation is required.

Monitoring: None required.

b. Result in substantial soil erosion or the loss of topsoil? No Impact.

Sources: 1,2,4

Comments: Grading of the subject property will be required. The applicant is required to submit an Erosion Plan to the Engineering Division for review and compliance with City regulations for runoff prevention. However, the potential for increased erosion is not anticipated since the site is relatively flat in topography. The proposed project involves the clearing of all structures on-site in order to construct a 4,575 square foot automobile tire installation and service and repair facility. The property is presently developed with an unoccupied fire damaged automobile repair and maintenance building and the entire surface is layered with asphaltic concrete.

Mitigation: No mitigation is required.

Monitoring: None required.

- c. **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?** Potentially Significant Unless Mitigation Incorporated

Sources: 1, 2

Comments: The potential for liquefaction could be a problem for under conditions of saturation. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures. The subject property is localized in a liquefaction area. These area where historic occurrence of liquefaction, or local geological geotechnical and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public resources Code Section 2693(c) would be required. Apply measures that are consistent with established practices at the local level and that will reduce seismic risks to acceptable levels.

Mitigation: A comprehensive soil study must be submitted to the City's Public Works Department and Building Division for review prior to issuance of a grading permit. Buildings will be designed in accordance with 2001 California Building Code and seismic evaluation shall be required as part of soils investigations and reviewed by the Engineering Division. Grading of the site in accordance with standard soil engineering practice and current code specifications shall provide additional mitigating measures with respect to any liquefaction potential.

Monitoring: City of Pico Rivera Building and Engineering Divisions during plan check phase and construction stages.

- d. **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?** Potentially Significant Unless Mitigation Incorporated.

Sources: 1, 2

Comments: The project area is known to have expansive soils per the State of California Seismic Hazard Zone Map, dated March 25, 1999.

Mitigation: Buildings will be designed in accordance with 2001 California Building Code and seismic evaluation shall be required as part of soils investigations. Grading of the site in accordance with standard soil engineering practice and current code specifications shall provide additional mitigation measures with respect to any liquefaction and expansive soils.

Monitoring: City of Pico Rivera Building and Engineering Divisions during plan check and construction stages.

- e. **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.**

Sources: 1, 2

Comments: The project site will be served by an existing 8-inch sewer line connected via the public alley located north of the subject site. The Applicant will be responsible for obtaining appropriate permits to reconnect to the sewer line since the present development of the fire damaged buildings are not in service.

Mitigation: No mitigation required.

Monitoring: None required.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.**

Sources: 1, 2

Comments: There are no known impacts or risk of explosion or release of hazardous substances resulting from the proposed project site. Any hazard from the use of hazardous materials will be addressed by the individual user with a Hazardous Material Plan as required by the County of Los Angeles Fire Department, where the handling of hazardous materials is proposed.

Mitigation: No mitigation is required.

Monitoring: None required.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No Impact**

Sources: 1, 2

Comments: There are no known impacts or risk of explosion or release of hazardous substances resulting from the proposed project site. Any hazard from the use of hazardous materials will be addressed by the individual user with a Hazardous Material Plan as required by the County of Los Angeles Fire Department, where the handling of hazardous materials is proposed.

Mitigation: None required.

Monitoring: None required.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste with-in one-quarter mile of an existing or proposed school? No Impact.**

Sources: 1, 2

Comments: There are no known impacts or risk of explosion or release of hazardous substances resulting from the proposed project site. Any hazard from the use of hazardous materials will be addressed by the individual user with a Hazardous Material Plan as required by the County of Los Angeles Fire Department, where the handling of hazardous materials is proposed.

Mitigation: None required.

Monitoring: None required.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? Potentially Significant Unless Mitigation Measure Incorporated.**

Sources: 1, 2

Comments: The site is not listed as a hazardous materials site. In the 1950's, a gasoline station was constructed on-site with three underground storage tanks at the site. Since then, the buildings have been used as other service oriented businesses. However, the City does have written documentation from a Geologic Report prepared in 1989 that the underground tanks were removed in the same year and soil samplings were taken to determine that the soil was uncontaminated. Permit No. 5294B was issued by the County of Los Angeles Department of Public Works, Engineering Services Division.

Mitigation: Prior to issuance of a grading permit, the applicant shall submit a soil report identifying that the site does not require an additional cleanup or contamination to ground water.

Monitoring: Community Development Department.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.**

Sources: 1, 2

Comments: The project site is not located within an airport land use plan or within two miles of a public airport.

Mitigation: No mitigation is required.

Monitoring: None required.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.**

Sources: 1, 2

Comments: The project is not located within the vicinity of a private airstrip.

Mitigation: No mitigation is required.

Monitoring: None required.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?** No Impact.

Sources: 1, 2

Comments: Utilization of public roadways during development of the site will occur in accordance with rules and regulations of those agencies with jurisdiction of roads and/or right-of-ways so there will be no impairment of emergency response plans or evacuation routes.

Mitigation: No mitigation is required.

Monitoring: None mitigation.

- h) **Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?** No Impact.

Sources: 1, 2

Comments: The project is not located within an area that is at risk from wildland fires. The project site is surrounded by urbanized land uses with no high risk fire spots.

Mitigation: No mitigation is required.

Monitoring: None required.

VIII. HYDROLOGY AND WATER QUALITY

- a, c -f) **Violate any water quality standards or waste discharge requirements? Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion, siltation, or flooding on- or off-site? Create or contribute runoff water which would exceed the capacity or existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Otherwise substantially degrade water quality? Potentially Significant Unless Mitigation Incorporated.**

Sources: 1, 2

Comments: The project has the potential to impact surface runoff and storm water collection. Currently, the project is developed with an automobile repair facility that was fire damaged. The site is paved with asphaltic concrete. The site will be cleared of all structures including the asphalt. During grading and construction phase of the project, there will be an increase in impervious surfaces which could increase overall storm water runoff with possible water pollutants. Although, the increase in storm water runoff is anticipated to be at a minimum, the potential for hazardous substances entering the runoff flow is potentially significant. To reduce potential impacts associated with the hazardous storm water runoff, the project is required to develop and maintain compliance with the NPDES requirements and the

Mitigation: Prior to issuance of a grading permit, the applicant shall submit as part of the final grading plan, a comprehensive water runoff and sedimentation control plan. The Plan

shall detail the measures to be implemented to control runoff from construction sites and preventative measures from water sheet flow across property lines. Erosion control measures shall be included but are not limited to, scheduling major grading activities during the dry season, use of site watering or dust blankets to control fugitive dust, and utilization of temporary drainage and sediment control devices during grading. The developer shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES).

Mitigation: Prior to issuance of a grading permit, Best Management Practices (BMPs) shall be developed in compliance with the Storm Water and Urban Runoff Pollution Prevention Control Mitigation Plan Ordinance adopted and amended by the City of Pico Rivera.

Monitoring: City of Pico Rivera Public Works Department during plan check and construction phase.

- b) **Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of re-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact.**

Sources: 1, 2, 6

Comments: Groundwater in the area is drawn from the Central Basin which underlies the entire San Gabriel Valley. Natural replenishment of the groundwater supply is limited to surface inflow through Whittier Narrows. Groundwater levels are maintained through artificial replenishment. This is achieved through water spreading where water is flooded on areas where it can percolate into the underground aquifers.

Surface flows in the Rio Hondo and San Gabriel Rivers are diverted downstream from the Whittier Narrows Dam to the Rio Hondo and San Gabriel Spreading Grounds. These off-channel percolation basins are contained entirely within the City of Pico Rivera. The spreading grounds were constructed and are operated by the Los Angeles County Department of Public Works.

By keeping the local spreading basins full with water, the Central Basin Water Replenishment District anticipates that the ground water levels near the spreading grounds will remain at optimum levels. It is not anticipated that water availability will not be a constraining factor on physical development and future growth opportunities.

The project is not anticipated to deplete the groundwater supplies or interfere substantially with groundwater recharge.

Mitigation: No mitigation is required.

Monitoring: None required.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on-site or off-site? Potentially Significant Unless Mitigation Incorporated.**

Sources: 6

Comments: Presently the site is undeveloped and collects water and naturally percolates. However, during the construction phase, the project will be developed with appropriate drainage patterns and below ground collector systems which is acceptable to the City Public Works Department and Building Division.

Mitigation: The applicant shall design the project with appropriate below ground collector systems which meets the approval of the City of Pico Rivera Public Works Department and Building Division.

Monitoring: City of Pico Rivera Public Works Department and Building Division.

- d) **Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-off-site? Potentially Significant Unless Mitigation incorporated.**

Sources: 6

Comments: Presently the site is developed with an automobile repair and service building with more than half of the lot with impervious surfaces. Presently rain water sheet flows to on-site catch basins that lead to off-site storm drains. During the construction phase, the project will continue to use the on-site catch basins until revised drainage patterns and collector systems are installed per City standards.

Mitigation: The applicant shall design the project with appropriate below ground collector systems which meets the approval of the City of Pico Rivera Public Works Department and Building Division.

Monitoring: City of Pico Rivera Public Works Department and Building Division

- e) **Create or contribute runoff water which would exceed the capacity or existing or planned stormwater drainage systems or provide substantial additional sources or polluted runoff? Potentially Significant Unless Mitigation Incorporated**

Sources: 6

Comment: The project is not anticipated on creating or contributing runoff water which would exceed the capacity or existing stormwater drainage systems. However, the project may contribute or create additional sources of polluted runoff. The project will result in the creation of impermeable surfaces, which allows water to drain directly into the storm drain. In order to minimize the flow of non-storm water into the storm water conveyance systems that may result in potentially significant impact, Best Management Practices must be incorporated.

Mitigation: Prior to issuance of a grading permit, Best Management Practices (BMPs) shall be developed in compliance with the Storm Water Urban Runoff Pollution Prevention Control Mitigation Plan.

Monitoring: City of Pico Rivera Department of Public Works Department during plan check and construction phase.

- f) **Otherwise substantially degrade water quality? No Impact.**

Sources: 6

Comment: The project does not have the potential to degrade water quality. Presently the site is developed with an automobile repair and service building with more than half of the lot with impervious surfaces. Presently rain water sheet flows to on-site catch basins that lead to off-site storm drains. However, during the construction phase, the project will be developed with appropriate drainage patterns and below ground collector systems which is acceptable to the City Public Works Department and Building Division. Degradation of water quality is not anticipated.

Mitigation: No mitigation required.

Monitoring: None required.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact.**

Sources: 1, 2, 4, 7

Comments: The project site is not located within a 100-year flood hazard zone. Effective May 24, 2001, the Federal Emergency Management Agency (FEMA) revised the effective Flood Insurance Rate Map (FIRM) affecting the City of Pico Rivera. The FIRM Panel 0005A issued by FEMA designates the subject property as Zone X.

Mitigation: No mitigation is required.

Monitoring: None required.

- h) **Place within a 100-year flood hazard area structures which would impede or redirect flood flows? No Impact.**

Sources: 1, 2, 4, 7

Comments: The project site is not located within a 100-year flood hazard zone. The project site is not located within a 100-year flood hazard zone. Effective May 24, 2001, the Federal Emergency Management Agency (FEMA) revised the effective Flood Insurance Rate Map (FIRM) affecting the City of Pico Rivera. The FIRM Panel 0005A issued by FEMA designates the subject property as Zone X.

Mitigation: No mitigation required.

Monitoring: None required.

- i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No Impact.**

Sources: 1, 2, 4, 7

Comments: The project site is not located within a 100-year flood hazard zone. The project site is not located within a 100-year flood hazard zone. Effective May 24, 2001, the Federal Emergency Management Agency (FEMA) revised the effective Flood Insurance Rate Map (FIRM) affecting the City of Pico Rivera. The FIRM Panel 0005A issued by FEMA designates the subject property as Zone X.

Mitigation: No mitigation required.

Monitoring: None required.

j) Inundation by seiche, tsunami, or mudflow? No Impact.

Sources: 1, 2

Comments: Tsunamis and seiches are seismically induced waves created during severe earthquakes in oceans and closed bodies of water, respectively. The project area is not located near an ocean.

Mitigation: No mitigation is required.

Monitoring: None required.

IX. LAND USE AND PLANNING

a) Physically divide an established community? No Impact.

Sources: 1, 2

Comments: The proposed project will not disrupt or divide any physical arrangement of the existing community.

Mitigation: No mitigation is required.

Monitoring: None required.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact.

Sources: 1, 2, 6

Comments: The General Plan Land Use Element designates the project site for Commercial land uses. The proposed project involves the construction of an automobile repair and service building which is consistent with the uses identified in the City current General Plan. The proposed project is also compatible with land uses in the general area.

Mitigation: No mitigation is required.

Monitoring: None required.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact.

Sources: 1, 2

Comments: The project area is not within an area covered by an adopted conservation plan.

Mitigation: No mitigation is required.

Monitoring: None required.

X. MINERAL RESOURCES

- a & b) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Results in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No Impact.**

Sources: 1, 2, 3

Comments: The Environmental Management Resources Element of the General Plan indicates that although the City is situated within an historic river basin enriched with mineral deposits, it is highly unlikely that any mineral resources will be developed within the City since nearly all land within the City has been developed. In addition, the California Division of Mines and Geology did not identify this area in their Environmental Impact Report as an area to be placed on the Mineral resource Map for extraction of mineral resources.

Mitigation: No mitigation is required.

Monitoring: None required.

XI. NOISE

- a & e) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Less Than Significant Impact.**

Sources: 1, 2,

Comments: The Environmental Resource Element of the General Plan references implementation measures where all buildings within the 65 CNEL must be attenuated to an interior level of 45 CNEL. The majority of the noise level that may reach the 65 CNEL level is the existing traffic on the public highways. The project site is affected by these noise contours, however, normal commercial construction methods and materials will typically provide attenuation to meet the levels referenced in the General Plan.

The project site is located along the northeasterly corner of the intersection of Serapis Avenue and Telegraph Road. The site is developed with an unoccupied automobile repair facility that was fire damaged. The site is bordered by residential to the north across a 20-foot wide public alley, to the east includes an automobile repair facility, multi-family residential to the south across Telegraph Road, and an office building to the west across Serapis Avenue. The building will be constructed with 8 inch concrete block with bay doors facing the south and north elevation of the building. A minimum six foot high concrete block wall with solid grout will be erected along the northerly (rear) property line.

The City's Noise Ordinance indicates the maximum community noise equivalent level (CNEL) of 60 dB for the exterior living spaces of residential properties and 45 dB for the interior living spaces. The CNEL standards for commercial buildings are 65 dB and 45 dB for exterior and interior spaces.

An acoustical analysis for the project was prepared since the property is adjacent to sensitive receptors along the northerly rear property line. The report prepared by Wieland

Associates provides an analysis of the noise generated at surrounding properties by activities combined with the automobile repair facility. The Noise Analysis examined activities generated by the service building, mechanical equipment, truck deliveries and trash pickup. The results of the noise measurements for the proposed project and activities indicate an hourly noise level of 57.2 dBA. This reading is less than the City's maximum dB standards which is less than significant. However, the City General Plan establishes objectives and policies that protect residents from the harmful and annoying effects of exposure to excessive noise. The Noise analysis concludes with recommendations that assist in the protection of residents from annoying noise.

Mitigation: a) A six (6) foot high masonry noise barrier shall be constructed along the northerly boundary of the project site as indicated on site plan. Said wall shall be filled grout.

b) The service bay building shall be constructed of minimum 3-inch thick concrete blocks.

c) Every other service bay roll-up door along the northerly side building facing the residential homes shall remain closed during business hours.

d) Only tools that generate a noise level of 76 dBA or less at a distance of 50 feet shall be used in conjunction with the automobile tire installation and repair facility.

e) The business shall not open before 7:00 a.m. and after 7:00 p.m.

f) Vehicle repair activities shall not be performed outside the confines of the service bay building.

g) Any music played inside the facility shall not project beyond the walls of the building.

h) Signs shall be prominently posted along the front and rear of the building restricting delivery trucks from idling.

i) Truck deliveries shall be restricted to the daytime hours of 7:00 a.m. to 7:00 p.m.

j) All delivery trucks shall be required to have properly maintained factory-approved mufflers.

k) Signs shall be prominently posted along the front and rear of the building requiring that delivery trucks shall minimize acceleration and maintain reduced vehicle speed while on the property.

l) The air compressor and oil pump shall be completely enclosed. Said equipment shall be located on the south end of the building away from the northerly building wall.

m) Trash shall not be dumped into the outdoor trash bin before 7:00 a.m. and after 7:00 p.m.

n) The service bay floors shall have a rough textured finish such as brushed concrete to minimize tire squeals.

o) Public address systems and buzzers shall not be allowed at any given time.

Monitoring: Community Development Department during construction phase and after the business has commenced operation.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?** No Impact.

Sources: 1, 2

Comments: No significant impacts are anticipated associated with groundborne noise or vibration.

Mitigation: No mitigation is required.

Monitoring: None required.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?** Potentially Significant Unless Mitigation Incorporated.

Sources: 1, 2

Comments: The Environmental Resource Element of the General Plan references implementation measures where all buildings within the 65 CNEL must be attenuated to an interior level of 45 CNEL. The majority of the noise level that may reach the 65 CNEL level is the existing traffic on Beverly Boulevard. The project site is affected by these noise contours, however, normal commercial construction methods and materials will typically provide attenuation to meet the levels referenced in the General Plan.

An acoustical analysis for the project was prepared since the property is adjacent to sensitive receptors along the northerly rear property line. The report prepared by Wieland Associates provides an analysis of the noise generated at surrounding properties by activities combined with the automobile repair facility. The Noise Analysis examined activities generated by the service building, mechanical equipment, truck deliveries and trash pickup. The results of the noise measurements for the proposed project and activities indicate an hourly noise level of 57.2 dBA. This reading is less than the City's maximum dB standards which is less than significant. However, the City General Plan establishes objectives and policies that protect residents from the harmful and annoying effects of exposure to excessive noise. The Noise analysis concludes with recommendations that assist in the protection of residents from annoying noise.

Mitigation: Same Mitigation Measures from XI.C.

Monitoring: The Community Development Department during construction phase and after the business has commenced operation.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?** Potentially Significant Unless Mitigation Incorporated.

Sources: 1, 2

Comments: Impacts associated with construction may exceed noise criteria. However, these impacts are short-term and all surrounding properties are zoned for commercial traffic. The nearest significant sensitive receptor is a residential tract adjacent to the rear (southerly) property line. The City of Pico Rivera has adopted ordinances that limit the hours of construction activities to normal weekday working hours. However, construction activities associated with the project may result in a short-termed noise impact. Construction related noise has the potential to impact sensitive receptors in the vicinity and

require short termed mitigation. Noise generated by construction equipment, including material handlers, and portable generators are expected to peak at high levels.

Mitigation: All construction hours shall be restricted to 7:00 a.m. to 7:00 p.m., Monday through Saturday. No outdoor construction activity associated with the project shall occur on Sundays or Federal holidays.

Monitoring: City of Pico Rivera Community Development and Public Works Department.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.**

Sources: 1, 2

Comments: The project is not located within the vicinity of a private airstrip.

Mitigation: No mitigation is required.

Monitoring: None required.

XII. POPULATION

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure? No Impact.**

Sources: 1, 2

Comments: No new homes are proposed within the project area. The project will be conveniently accessed via Serapis Avenue and Telegraph Road. Existing roads and infrastructure will be sufficient to serve the project and generally located within the project area.

Mitigation: No mitigation is required.

Monitoring: None required.

- b & c) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.**

Sources: 1, 2

Comments: The project does not involve the demolition or displacement of existing housing stock.

Mitigation: No mitigation is required.

Monitoring: None required.

XIII. PUBLIC SERVICES

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause**

significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection? No Impact.

Sources: 1, 2

Comments: The proposed land use is consistent with the land uses envisioned in the General Plan. The City is currently served by the County of Los Angeles Fire Department. The project site is served by Fire Station 25 located at 9209 East Slauson Avenue. Other stations within the area include and Station 103 at 7300 Paramount Boulevard and Fire Station No. 40 at 4864 Durfee Avenue. It is not anticipated that the project area will create a significant impact.

Mitigation: No mitigation is required.

Monitoring: None required.

Police protection? No Impact.

Sources: 1, 2

Comments: The Los Angeles County Sheriff Department currently serves the City. The Police Station is located in the Civic Center complex approximately 1.5 miles from the project site. The project is not anticipated to create a significant impact.

Mitigation: No mitigation is required.

Monitoring: None required.

Schools? No Impact.

Sources: 1, 2

Comments: No housing units are proposed in the project area and therefore no impacts are anticipated on schools.

Mitigation: No mitigation is required.

Monitoring: None required.

Parks? No Impact.

Sources: 1, 2

Comments: Proposed use is an automobile tire installation and repair facility. No new housing units are proposed. Therefore no impacts are anticipated on park facilities.

Mitigation: No mitigation is required.

Monitoring: None required.

Other public facilities? No Impact.

Sources: 1, 2

Comments: Since the proposed land use is consistent with the General Plan, it is anticipated that other public facilities will be addressed through master planning efforts of the city to provide for build out consistent with the General Plan.

Mitigation: No mitigation is required.

Monitoring: None required.

XIV. RECREATION

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur to be accelerated? No Impacts.**

Sources: 1, 2

Comments: Proposed uses are commercial service related and no new housing units are proposed. Therefore no impacts are anticipated on park facilities.

Mitigation: No mitigation is required.

Monitoring: None required.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? No Impact**

Sources: 1, 2

Comments: No recreational facilities are proposed. Proposed use is an automobile tire installation and repair facility and no new housing units are proposed. Therefore no impacts are anticipated on recreational facilities.

Mitigation: No mitigation is required.

Monitoring: None required.

XV. TRANSPORTATION/TRAFFIC

- a) **Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? No Impact.**

Sources: 1,2

Comments: The property consists of three contiguous lots developed with a 4,575 square foot fire damaged automobile repair and service building. The site will be cleared of all structures in order to construct a 4,575 square foot automobile tire sales installation, repair and service facility with 8 bay doors along the front (south) elevation and 6 bay doors at the rear (north) elevation. Parking for the land use is based upon the area not occupied by vehicles. In this case, the service bay area accounts for more than 60 percent of the building. According to the City parking standards a total of 6 parking spaces is required at 1,452 square feet of building area. The project proposes 7 on-site parking spaces and additional spaces available in the service bays.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition, the proposed project may be categorized as a tire store which includes installation and repair. The average daily weekday trip rate for the land use is 114 trips. According to the Los Angeles County Public Work Department Traffic Division, the closes intersection that is anticipated on receiving the additional traffic is Telegraph Road and Rosemead Boulevard which has an average daily traffic count of 33,200 vehicles. The proposed trip rates represent less than one percent increase in the overall traffic generation at this intersection. The project is determined not to have significant adverse impact on adjoining streets.

The project is located at the northeasterly corner of the intersection of Serapis Avenue and Telegraph Road. According to the City of Pico Rivera General Plan, Telegraph Road and Serapis Avenue are designated as Major Highway and Collector Roadway, respective. The Collector Roadway collect and distribute traffic from local residential streets and other traffic generating land uses and the Major Highway serves as the principle element for local and through traffic flow with limited access for abutting properties. These routes are located so as to connect areas of traffic generation to continuous traffic flow. The project site has two existing drive approaches via Serapis Avenue and Telegraph Road. The roadway systems are adequate in size to accommodate the additional traffic proposed by the project.

Mitigation: No mitigation is required.

Monitoring: None required.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?** No Impact.

Sources: 1,2,7

Comments: The proposed project will not substantially increase the level of service or impact the County Congestion Management intersections. Due to the nature and size of the car wash land use, average vehicle trips during the peak hours will increase less than one percent which will not impact the existing level of service at the nearby intersections.

Mitigation: No mitigation is required.

Monitoring: None required.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?** No Impact.

Sources: 1, 2

Comments: The proposed project will not affect air traffic patterns.

Mitigation: No mitigation is required.

Monitoring: None required.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?** No Impact.

Sources: 1,2,8

Comments: The proposed project will not increase hazards due to design features.

Mitigation: No mitigation is required.

Monitoring: None required.

e) **Result in inadequate emergency access? No Impact**

Sources: 1, 2

Comments: The project will not affect emergency access.

Mitigation: No mitigation is required.

Monitoring: None required.

f) **Result in inadequate parking capacity? No Impact.**

Sources: 1, 2

Comments: The property consists of three contiguous lots developed with a 4,575 square foot fire damaged automobile repair and service building. The site will be cleared of all structures in order to construct a 4,575 square foot automobile tire sales installation, repair and service facility with 8 bay doors along the front (south) elevation and 6 bay doors at the rear (north) elevation. Parking for the land use is based upon the area not occupied by vehicles. In this case, the service bay area accounts for more than 60 percent of the building. According to the City parking standards a total of 6 parking spaces is required at 1,452 square feet of building area. The project proposes 7 on-site parking spaces and additional spaces available in the service bays.

Mitigation: No mitigation is required.

Monitoring: None required.

g) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No Impact.**

Sources: 1,2

Comments: The project will not conflict with any adopted plans supporting alternative transportation.

Mitigation: No mitigation is required.

Monitoring: None required.

XVI. UTILITIES AND SERVICE SYSTEMS

a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.**

Sources: 1,2

Comments: The wastewater flow originating from the proposed project will discharge to a local sewer line which is not maintained by the District, for conveyance to the District's

Downey-Bellflower Trunk Sewer located in Serapis Avenue north of Telegraph Road. This 18-inch diameter trunk sewer line has a design capacity of 2.8 million gallons per day (mgd) and conveyed a peak flow of 2.5 mgd when last measured in 2002.

The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson, or the Los Coyotes Water Reclamation Plant located in the City of Cerritos. The JWPCP has a design capacity of 385 mgd and currently processes an average flow of 321.4 mgd. The Los Coyotes WRP has a design capacity of 37.5 mgd (million gallons per day) and currently processes an average flow of 31.8 mgd. The expected average wastewater flow from the project site is 458 gallons per day. The project will not exceed the wastewater treatment requirements of the Regional Water Quality Control Board.

Mitigation: No mitigation is required.

Monitoring: None required.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?** No Impact.

Sources: 1,2,8

Comments: The proposed project will involve only minor extension of service to the project site and no significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: None required.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?** No Impact.

Sources: 1, 2,8

Comments: The City Public Works Department has determined that existing storm drain facilities along Serapis Avenue and Telegraph Road can accommodate run-off from the proposed development.

Mitigation: No mitigation is required.

Monitoring: None required.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?** No Impact.

Sources: 1, 2

Comments: The City Public Works Department has determined that the existing storm drain facilities can accommodate run-off from the proposed development. Due to the nature of the project, which involves the demolition of existing structures and the construction of a 4,575 square foot, automobile tire installation and repair facility on a .47 acre parcel of land, the construction of new storm water drainage facilities is not required. The project will use existing lines.

Mitigation: No mitigation is required.

Monitoring: None required.

- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact.**

Sources: 1, 2

Comments: The proposed project is consistent with the land uses projected in the General Plan and will be adequately served by the wastewater treatment provider.

Mitigation: No mitigation is required.

Monitoring: None required.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.**

Sources: 1, 2

Comments: The proposed project will cooperate with the City's recycling efforts and the requirements of AB 939 source reduction requirements and no significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: None required.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste? No Impact.**

Sources: 1, 2

Comments: The project will comply with all federal, state, and local statutes and regulations related to solid waste.

Mitigation: No mitigation is required.

Monitoring: None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? No Impact**

Sources: Above checklist

Comments: The project site does not contain any threatened or endangered species, sensitive habitats or cultural or historical resources. The proposed project does not have the

potential to degrade the environment in this regard. The site is presently developed with an unoccupied automobile repair facility that was fire damaged. The site will be cleared of all structures in order to construct a new 4,575 square foot automobile tire installation and repair facility.

Mitigation: Compliance with the mitigation measures set forth.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) No Impact**

Sources: Above checklist

Comments: Potential cumulative environmental impacts were fully addressed in the City of Pico Rivera General Plan and Environmental Impact Report. The proposed project would not generate new impacts or increase those beyond that analyzed in the General Plan and EIR. The land use is projected in the overall buildout capacity and is not anticipated to cumulatively impact other projects.

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Potentially Significant Unless Mitigation Measures Incorporated**

Sources: Above checklist, 1, 2

Comments: The above sections reviewed the proposed project's potential impacts related to noise and air quality. As explained, these issues will be reduced to Less Than Significant Impact with the incorporation of mitigation measures.

Mitigation: Compliance with the mitigation measures set forth

SOURCES USED FOR THIS INITIAL STUDY EVALUATION

- 1) City of Pico Rivera, General Plan and EIR
- 2) City of Pico Rivera General Plan Land Use and Zoning Maps
- 3) California Division of Mines and Geology
- 4) City of Pico Rivera General Plan Environmental Hazards Element and Constraints Map
- 5) South Coast Air Quality Management District CEQA Air Quality Handbook
- 6) City of Pico Rivera Municipal Code, Standard Urban Storm Water Mitigation Plan
- 7) Letter of Map Revision (LOMR)
- 8) Letter from the County Sanitation District of Los Angeles County, ***dated January 21, 2004.***



Department of
Community
Development

City of Pico Rivera
PO Box 1016
6615 Parsons Blvd.
Pico Rivera, CA
90660-1016

Planning Division
(562) 801-4332

Building Division
(562) 801-4360

Neighborhood
Services Division
(562) 801-4332

FAX (562) 949-7506

ENVIRONMENTAL INFORMATION FORM (To be Completed by Applicant)

Date Filed: 12/3/03

Related Application(s): _____

General Information

1. Name and address of developer or project sponsor: ALFREDO T. GANZON
8835 SERANATA DR., WHITTIER, CA 90603
2. Address of project: 9209 TELEGRAPH RD, PICO RIVERA, CA 90660
Assessor's Block and Lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project: ALFREDO T. GANZON - 8835 SERANATA DR.,
WHITTIER, CA 90603, (562) 947-1400.
4. Indicate number of the permit application for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: DEMOLITION PERMIT

6. Existing zoning district: COMMERCIAL C-6
7. Proposed use of site/associated project: TIRE & AUTOMOTIVE
CENTER

Project Description

8. Site size: ~~20,600 SF~~ 0.474 ACRES
9. Square footage: (BLDG) 4,575 SF
10. Number of floors of construction: ONE
11. Amount of off-street parking provided: NONE

Environmental Information Form
Page 2

12. Attach plans: A-1, to A-2
13. Proposed scheduling: _____
14. Associated projects: _____
15. Anticipated incremental development: _____
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: SEE A-1 PLAN
18. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: N/A

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads. — | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Information Form
Page 3

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 23. Change in pattern, scale or character of general area of project. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Relationship to a larger project or series of projects. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

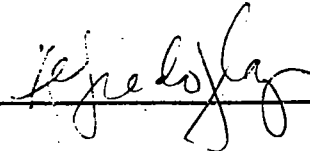
34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 12/3/03

Signature: _____



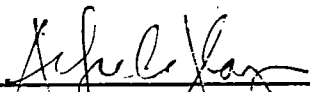
For: _____

TO: THE CITY OF PICO RIVERA

I have consulted the list of various identified hazardous waste and substance sites on file with the City of Pico Rivera and have indicated below whether the project I am apply for is located on a listed site.

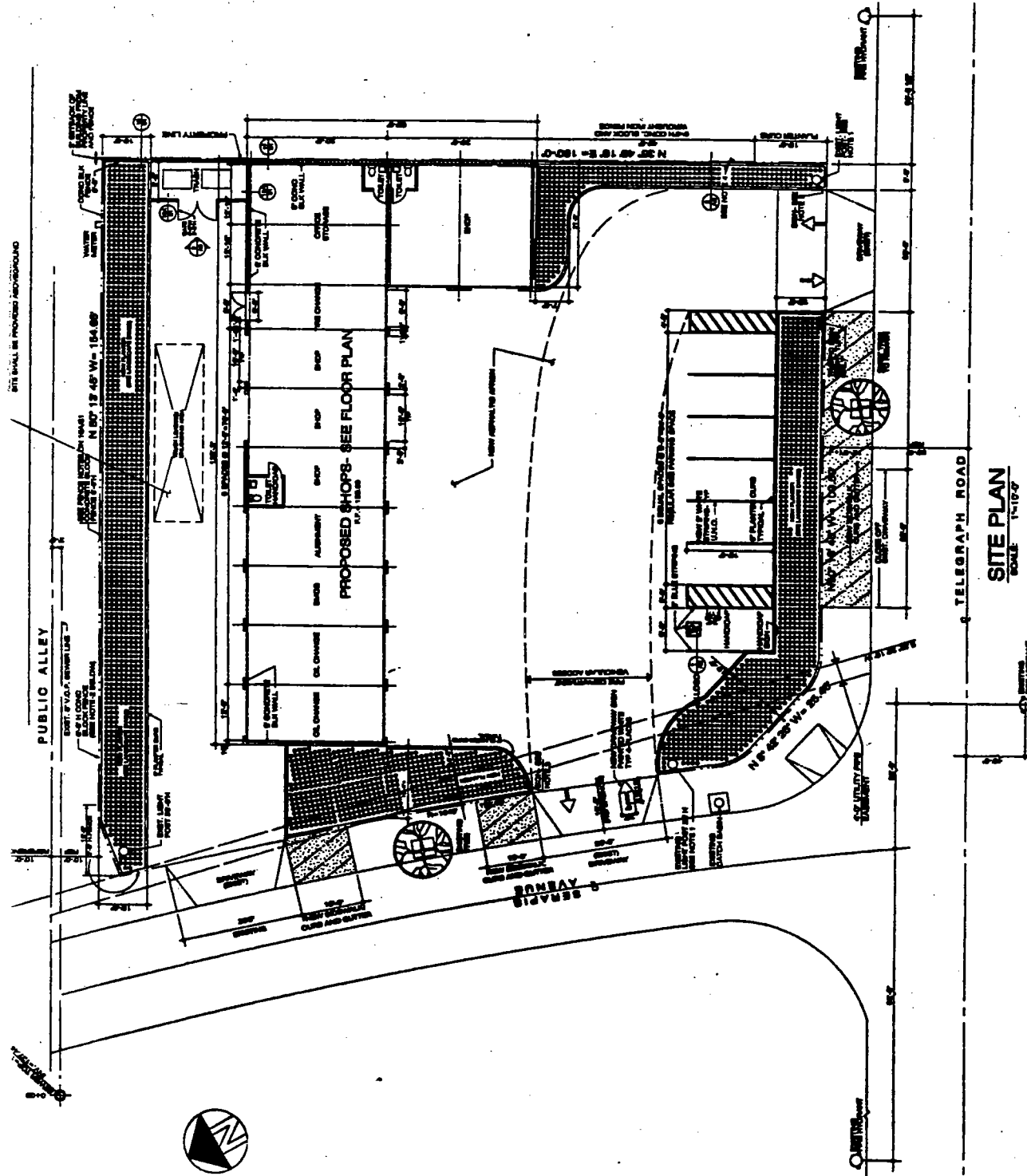
_____ Yes, the project is located on a listed site; date of list _____

X _____ No, the project is not located on a listed site.


(Applicant's Signature)

ALFREDO T. GANSON
(Applicant's Name - Please Print)

12-1-03
(Date signed)



SITE PLAN
SCALE: 1"=10'-0"

PROJECT	THE STORE SALES & INSTALLATION AND GENERAL AUTO REPAIR SERVICE	DRAW NO	A-1	TITLE	SITE PLAN
OWNER	ARMED BANDS AND GENERAL SERVICE, 1000 W. 10TH ST., LOS ANGELES, CALIF.	DESIGNED BY	WILLIAM L. LARSEN	PREPARED BY	
CHECKED BY		DATE			

TIME : 04/26/2004 09:12

04/26 09:11
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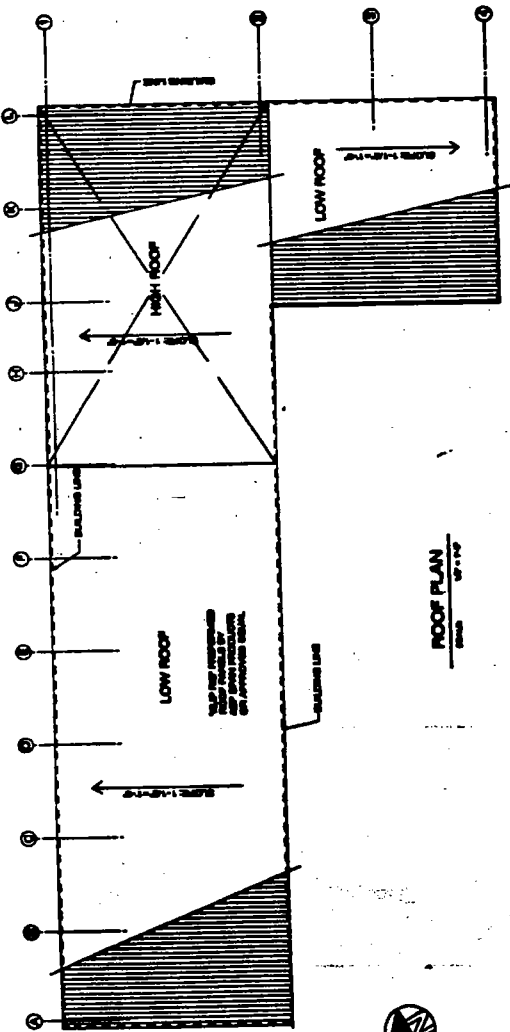
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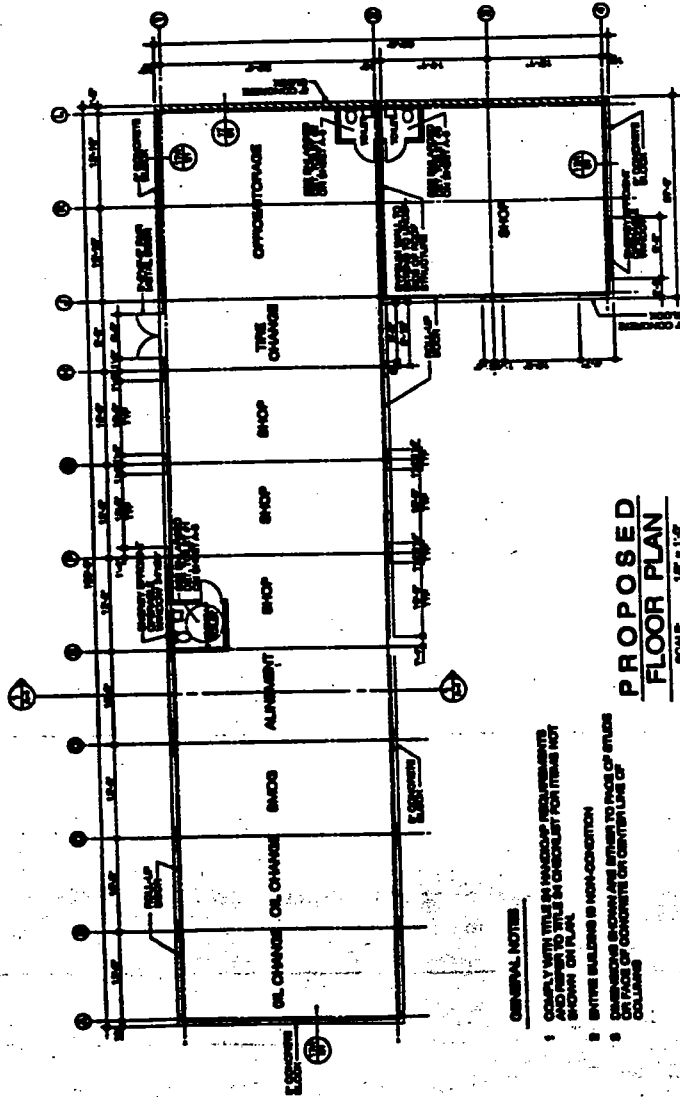
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 3. DATE OF BURIAL
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 5. DATE OF INTERMENT
 6. DATE OF EXHUMATION
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 100. DATE OF RECREMATION



<p> THE STROBE SALES & INSTALLATION COMPANY 10001 15TH AVE. S.W. SEATTLE, WA 98148 206-761-1111 </p>	<p> REPRESENTATIVE AND SALES OFFICES IN THE U.S.A. </p>	<p> ON HAND A-3 </p>	<p> THIS </p>
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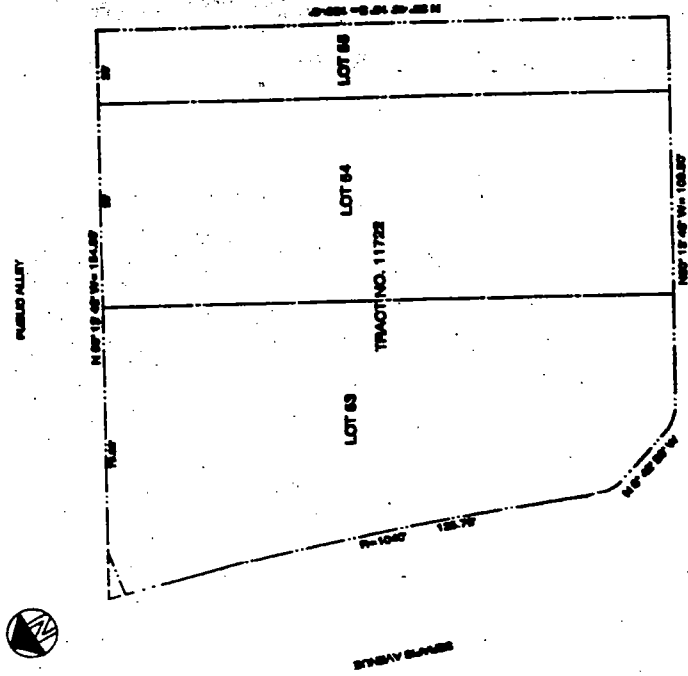
ROOF PLAN
SCALE 1/8" = 1'-0"



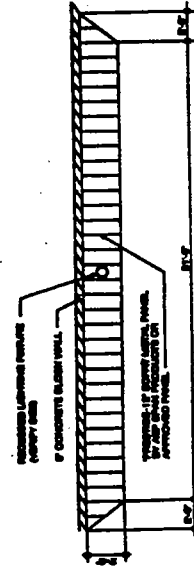
PROPOSED
FLOOR PLAN
SCALE 1/8" = 1'-0"

GENERAL NOTES

1. CORNER WITH TITLES IN HATCHED AREAS INDICATE REQUIREMENTS AND PERMIT TO TITLE IN CHECKLIST FOR ITEMS NOT SHOWN ON PLAN.
2. SHEDDING BUILDING IS HIGH-CORRELATION.
3. DIMENSIONS SHOWN ARE BETWEEN FACE OF STUDIES ON FACE OF CONCRETE OR CENTER LINE OF COLUMNS.



SITE PLAN PARCEL AREAS



REFLECTED ROOF PLAN
SCALE 1/8" = 1'-0"

PROJECT	DATE	NO.	TITLE
THE STONE BUILDING & INSTALLATION AND GENERAL AUTO REPAIR SERVICE	A-2		FLOOR PLAN AND ROOF PLAN

DESIGNED BY

OWNER

PROJECT

DATE

TITLE